

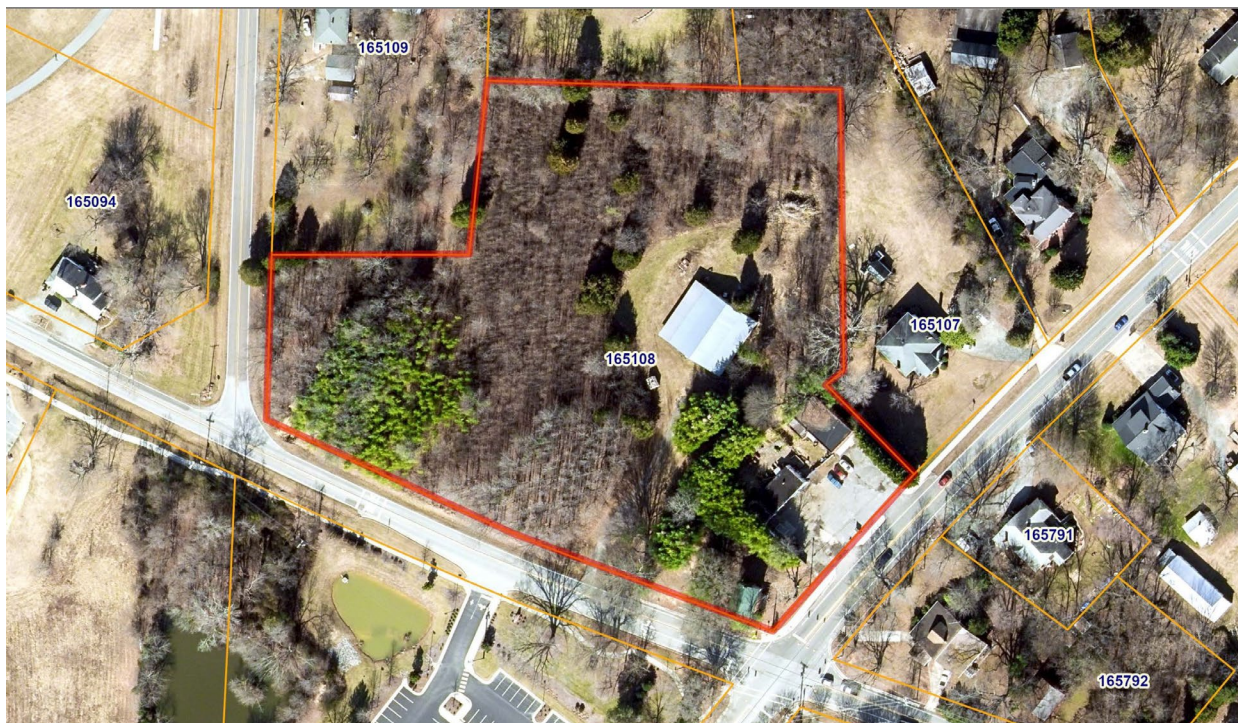


TOWN OF OAK RIDGE PLANNING AND ZONING BOARD

SP-23-01 P&Z Hearing Date: February 23rd, 2023

The SKA Properties LLC (Sam Anders, Representative) is submitting a site plan for approval of a 4,200-square-foot professional building.

The property is located on NC Hwy. 150, at the intersection of Oak Ridge Rd. and Linville Rd., addressed as 2101 Oak Ridge Rd. Being Guilford County Tax Parcel 165108, consisting of approximately 4.6 acres, Zoned LB (Limited Business), Historic District Overlay, and Scenic Corridor Overlay, owned by SKA Properties LLC.



Staff comments:

1. In the LB (Limited Business) district, an Accounting Office is designated as a use by right.
2. Built-upon area for the 4.6-acre parcel is proposed to be 0.253 acres. Total development of the site will encompass 18.6% of the parcel.
3. Proposed development will not create another entrance onto Oak Ridge Rd. The current parking area entrance closest to the intersection of Oak Ridge Rd. and Linville Rd. will be removed, creating only one entrance into the parking area.
4. A lighting plan has not been submitted at this time.

5. A formal landscape plan will be submitted by the applicant with a COA for the proposed new office building. Three new trees will be planted to replace two existing trees that require removal.
6. A driveway permit will be required for site plan approval and will need to meet applicable NCDOT and Town of Oak Ridge Ordinance requirements.
7. Parking lot requirements in the LB zone are represented on the site plan and meet ordinance requirements. Applicable state and federal standards for handicap spaces will need to be met for ADA requirements. The current parking area is going to be reused. A new Grass Planting area will be created between the sidewalk and the newly resurfaced parking area. (The existing parking area needs to be retained in order to prevent major disturbance to environmentally sensitive soils.)
8. Architectural Elevations will be submitted at a later date with a new COA.

The site plan as presented needs approval in order for the developer to move forward with preparing the site for future construction. Architectural elevations will be review by the Historic Preservation Commission at a later date.